139.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,097,900 / 1,097,900
					USE VALUE:	1,097,900 / 1,097,900
					ASSESSED:	1,097,900 / 1,097,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
124		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HORTON MARJORIE
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	124 JASON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HORTON MARJORIE F-E M-ETAL -
Owner 2:	BAXTER GEORGE A-EDWARD M -
Street 1:	124 JASON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .132 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Stucco Exterior and 2447 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5761.000	562,000	2,400	533,500	1,097,900
Total Card	0.132	562,000	2,400	533,500	1,097,900
Total Parcel	0.132	562,000	2,400	533,500	1,097,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.67 /Parcel: 448.67

Legal Description

User Acct 89488

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 11/08/18

!10769!

PREVIOUS ASSESSMENT

Parcel ID 139.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	562,000	2400	5,761.	533,500	1,097,900		Year end	12/23/2021
2021	104	FV	537,000	2400	5,761.	533,500	1,072,900		Year End Roll	12/10/2020
2020	104	FV	537,200	2400	5,761.	533,500	1,073,100	1,073,100	Year End Roll	12/18/2019
2019	104	FV	412,900	2400	5,761.	563,200	978,500	978,500	Year End Roll	1/3/2019
2018	104	FV	412,900	2400	5,761.	415,000	830,300	830,300	Year End Roll	12/20/2017
2017	104	FV	387,700	2400	5,761.	397,200	787,300	787,300	Year End Roll	1/3/2017
2016	104	FV	387,700	2400	5,761.	367,600	757,700	757,700	Year End	1/4/2016
2015	104	FV	346,200	2400	5,761.	308,300	656,900	656,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:20:20

LAST REV

Date	Time
04/05/19	13:12:30
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10769

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HORTON MARJORIE	39455-56		6/6/2003	Family	1	No	No		
	13866-1		12/26/1979			No	No		N

USER DEFINED

Prior Id # 1:	89488
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
2/13/2009	Meas/Inspect	336	PATRIOT
11/9/1999	Meas/Inspect	264	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5761		Sq. Ft.	Site		0	90.	1.03	10									533,547						533,500	

Total AC/HA:	0.13225	Total SF/SM:	5761	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	533,547	Spl Credit		Total:	533,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07909679
Const Adj.:	0.98010004
Adj $ / SQ:	190.372
Other Features:	125500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	763646
Depreciation:	201602
Depreciated Total:	562043

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	3	HB	

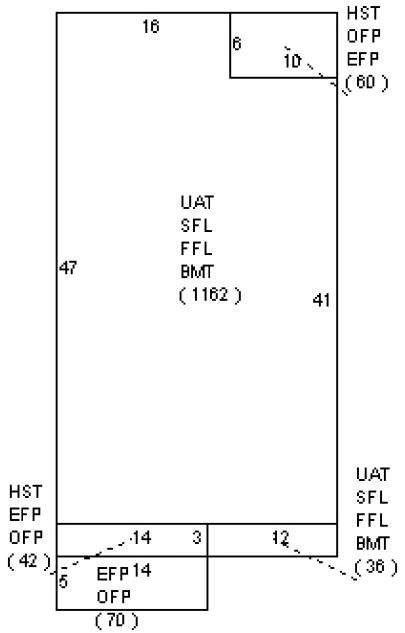
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	209.41
Special Features:	0	Val/Su Net:	131.03
Final Total:	562000	Val/Su SzAd	229.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,198	57.110	68,420
FFL	First Floor	1,198	190.370	228,066
SFL	Second Floor	1,198	190.370	228,066
UAT	Upper Attic	300	76.150	22,807
EFP	Enclos Porch	172	42.200	7,258
OFP	Open Porch	172	25.570	4,399
HST	Half Story	51	190.370	9,709

	Net Sketched Area:	4,289		Total:	568,725
Size Ad	2447	Gross Area	5238	FinArea	2447

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

139.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X10	A	AV	1960	40.00	T	40	104			2,400			2,400

More:	N	Total Yard Items:	2,400	Total Special Featues:		Total:	2,400